

Exterior Building Color & Material Samples
Color Drawdowns
Archaeological Resources
Airport Vicinity Development Checklist
Parking Study
Trip Generation Comparison
Parking Master Plan

HISTORIC AND ARCHITECTURAL DOCUMENTATION



**6902 and 6908 East First Avenue
Scottsdale, AZ**

**Prepared For
Blueprint Capital Services, LLC**

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TABLE OF CONTENTS

Introduction	1
Methodology and Research Approach	1
Objective 6902-6908 East 1 st Avenue	2
Taylor's Addition to Scottsdale	3
Follett House, 6902 East 1 st Avenue	5
Cavilliere House 6908 East 1 st Avenue	6
Occupancy of Both Houses	7
Nicks' Family Ownership and Use of Both Parcels	9
Transitioning Land Use	12
Historic Aerials of Property and Surrounding Area	14
Current Appearance and Description of Subject Properties	25
Architectural Drawings and Site Plan	28

INTRODUCTION

This document provides documentation on two houses located on East 1st Avenue in Scottsdale noted as being potentially eligible for listing on the Scottsdale Register of Historic Places. Although not determined to be historically significant due to more contemporary historic associations the City of Scottsdale Historic Preservation Officer requested a formal documentation report prior to approving the demolition request allowing the demolition, and subsequent redevelopment project to proceed.

Brevoort Preservation Strategies, a team of Roger Brevoort and Donna Reiner, was retained to compile documentation for a record of the properties and their origins to satisfy the City of Scottsdale Documentation Requirements for Historic Properties.

With the acceptance of this report, the house and related additions will be demolished to allow construction of a six unit condominium complex named Fleetwood 6. The name recognizes the correlation of the property from 1980 through 2012 with the Nicks Family and with Scottsdale native, singer Stevie Nicks of the legendary rock band Fleetwood Mac. While ownership of the house and business is an interesting association with the Nicks family and their notoriety as art and music advocates, the house is not directly related to the emergence or prominence of Stevie Nicks to the point where it could be determined to be a historic property under the criteria for designation on the Scottsdale Register of Historic Places.



View of houses, looking east along north side of 1st Avenue.

METHODOLOGY AND RESEARCH APPROACH

We have researched the ownership history through available chain of title and subdivision records. Additional research was conducted using newspapers, city directories, Maricopa County recorded documents, and Ancestry.com. The earliest Scottsdale City Directory found was 1956. Further documentation of the existence of buildings on the subject properties and their residents over time was

difficult. Most information has been gleaned from Maricopa County aerial photos. There are no Sanborn Insurance maps for Scottsdale.

The Scottsdale Building Department did not have any permits for these addresses. The city computer system lists the addresses as retired, and the street names and numeration systems have changed. As for the other residential properties located in Blocks 1 and 2 of Taylors Addition to Scottsdale, the available permits are few and not revealing.

To provide visual documentation, the property was scanned with a laser scanner to produce a permanent digital record of the two houses, and various additions to the site. The scan was used to create the digital drawings that are included with this narrative.

OBJECTIVE

6902/6908 East 1st Avenue Scottsdale, Arizona

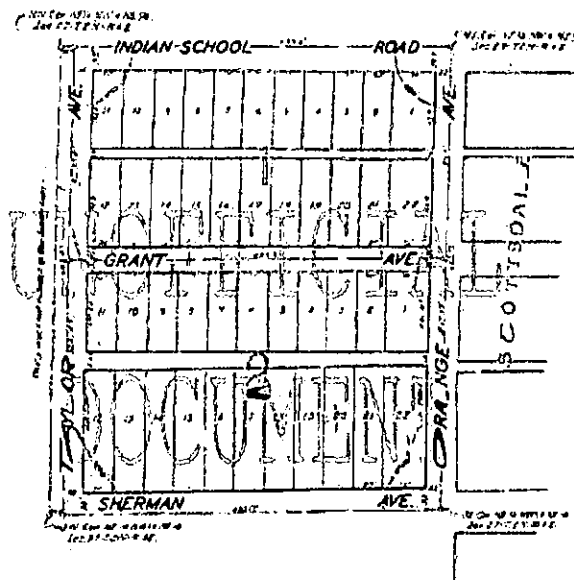
This narrative describes the development of the site of 6902 and 6908 East 1st Avenue in the context of the development of the subject parcels, which are the last residential buildings in Taylors Addition to Scottsdale, as well as the transition of this land from residential to commercial uses.



View of site, looking northeast, indicating the context of the houses related to 1st Avenue, and the extension to the north along 69th Street, which was where the commercial activities were located. This is the only vestige of the initial development of Taylors Addition. All other views along the street show newer and larger buildings that reflect the later transition of land use.

E.W. Taylor purchased approximately 40 acres from George H. and Ada C Williams on February 4, 1914. E(llis) W. and Jeanette D. (probably his second wife) lived on a ranch on East Indian School Road where according to the census records Taylor cultivated citrus and cotton, but it does not appear to be this particular acreage. (Map below.)

A Subdivision of the 001-603 (out of the 114-174) 151 Section 21-1-231-1-46, GAS ARBA,
MARICOPA COUNTY ARIZONA



2000 of 12,000 121

1. Einleitung
 2. Problemstellung
 3. Ziele
 4. Methodik
 5. Ergebnisse
 6. Schlussfolgerungen
 7. Literaturverzeichnis
 8. Anhang
 9. Index
 10. Abbildung
 11. Tabelle
 12. Formel
 13. Diagramm
 14. Skizze
 15. Zeichnung
 16. Plan
 17. Skizze
 18. Zeichnung
 19. Plan
 20. Skizze
 21. Zeichnung
 22. Plan
 23. Skizze
 24. Zeichnung
 25. Plan
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 97. Plan
 98. Skizze
 99. Zeichnung
 100. Plan

As interest in the subject grows, it is hoped that some of the following will be of help.

[Handwritten signature]

(copy of Article
 (copy of 52nd page)

Page 108
day at about 10 AM. City of St. Louis was notified by the city police.
Cite: No. 108

by committee report July 9, 1871

I, Edward E. Duff, hereby certify that the above said and foregoing was made under the supervision and during the presence of the undersigned on the 15th day of February, 1915.

1. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 84

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Filed and docketed in January 1961.

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View of 6902 and 6908 East 1st Avenue, looking north at primary elevations.

On October 22, 1929, the Taylors recorded a subdivision plat for Taylors Addition to Scottsdale. The subdivision had a northern boundary of Indian School Road, a southern boundary of Sherman Avenue (now Main Street), a western boundary of Taylor Avenue (now 69th Street) and an eastern boundary of Orange Avenue (now Goldwater Boulevard). There was one east/west street, Grant (now East 1st Avenue), dividing the two blocks. Each block consisted of 22 lots. Lots 1 and 22 of both blocks are larger than the others in width. Oddly, the lots of Block 2 are a little over 1 foot longer in depth than those of Block 1. Whether that was "altered" later is unknown.

No directories show the use of the east/west cross street names listed in the original plat, but Taylor Avenue was used along what is now 69th Street at least until the early 1960s just for the section that ran northward from Main Street to Indian School Road. By the mid-1960s, that section was called El Dorado Lane. The name Orange Avenue was used into the 1970s.

The numbering on the cross streets did change based on the information from the city of Scottsdale directories. The names were 1st Avenue and Main Street. Initially, the one block wide subdivision was listed as the 200 block of West 1st Avenue and the 200 block of West Main Street, based on the numbering system using Scottsdale Road as the zero point for east/west streets and Main Street as the zero point for north/south streets.

The Taylor plat was annexed into Scottsdale July 2, 1951, but the numbering system did not change to follow the system used by Phoenix until the mid-1970s, using Central Avenue as the zero point for east/west streets and Washington Street as the zero point for north/south streets. (This is based in part on an article by Paul Messenger and ads in the *Arizona Republic*.)

Based on examination of recorded deeds, the ownership of lots, particularly in Block 1 in Taylors Addition following the platting of the approximate 8-acre site, rested primarily in the hands of the Taylor

family and their attorney. Lots frequently changed hands among members of the Taylor family. This may explain in part why the development of the plat was slow. The time frame for development was confirmed by the historic aerial photographs taken over time by the Maricopa County Flood Control District.

Ellis W. Taylor died in late November 1931. At that time, most of the lots in Block 1 were under the control of Jeanette D. Taylor, Ellis' widow. Thirteen lots listed in the estate, Lots 5-10, 12-18 of Block 1, were dispersed to Edgar E. Taylor, son of Ellis. Ellis had transferred ownership of Lots 1-4, 19-22 of Block 1 and Lots 21 and 22 of Block 2 to Jeanette prior to his death. She subsequently sold these lots to Jesse C. Wanslee, the family attorney. Lots 10 & 11 of Block 2 were given to Ura Aiton, Ellis' daughter, prior to his death. Little was found on the disposition of the majority of lots in Block 2.

FOLLETT HOUSE, 6902 East 1st Avenue



Main south façade, looking north, 6902 East 1st Avenue.

Originally from Kansas, Orno and Agnes Follett purchased Lots 12 and 13, Block 1 in late 1944 from E.E. and Elsie Taylor. The deed was not recorded until 1945, and no mortgage was recorded. The house was presumably built shortly after the parcel was purchased, as it appears in a 1949 historical aerial. In the aerial view, the placement of the house is off-center and to the east. (Lot 13)

Orno was an elder with the Seventh Day Adventist Church and in July 1959 the house and Lot 13 were sold to the Arizona Conference Corporation of Seventh Day Adventists. In August of the same year, the Corporation entered into an Agreement for Sale with Katherine Lavers, a widow, who agreed to make annual payments in return for use of the property.

The property housed several businesses over the years under her ownership, which may explain the additions on the building. Katherine Lavers eventually opened her own store, Treasurers of Yesteryear, and lived in the main portion of the store. The deed to the property was recorded July 17, 1963, indicating she paid the loan in full. In 1966, the property was put into a trust with First National Bank of

Arizona as Trustee and an address of a Scottsdale Nursing Home for Katherine Lavers, however City Directories list Katherine as remaining in the home until 1976.

Katherine died in April 1978. Shortly after her death, the property was deeded from First National Bank, as Trustee of her estate, to Bill and Lucy Watts. They sold the property to Jess and Barbara Nicks in July 1980. The property remained in the Nicks Family Trust until it was sold to Andante Old Town, LLC in 2016.

CAVALLIERE HOUSE- 6908 E. 1st Avenue

Mary Cavalliere who purchased Lot 13 of Block 1 from the Folletts in 1952, was the widow of George S. Cavalliere founder of the Cavalliere Blacksmith shop in 1920. The Cavallieres came to Arizona from Santa Barbara, California in 1909 and played a prominent role in the history of Scottsdale. There was no record of a mortgage on this property, but presumably Mrs. Cavalliere built the house shortly after purchasing the lot.

Mary Cavalliere's estate was settled in 1976 and the property was transferred to her daughter Alice Cavalliere. Alice Cavalliere sold the property to Jess and Barbara Nicks in 1982. The property remained in the Nicks Family Trust until it was sold to Andante Old Town, LLC in 2016.



Front façade, Cavilliere House, facing East 1st Avenue.

OCCUPANCY OF BOTH HOUSES

The following occupancy chart shows use of the subject properties, based on the initial address numbering. The red line demarcates the numbering change and the order of the properties being listed.

| Date | Address | Occupant | Ownership | Notes |
|------|----------------------------|--------------------------|-----------|--|
| 1956 | 238 W 1 st Ave | Mary Cavalliere | Y | Widow of G.S. Cavalliere |
| | 242 W. 1 st Ave | Orno Follett (Agnes) | Y | Retired |
| 1958 | 238 | Mary Cavalliere | Y | |
| | 242 | Orno Follett | Y | |
| 1960 | 238 | No info available | | |
| | 242 | The Teepee (gift Shop) | | E.R. Schafer & W.E. Herron. These two people are not listed as living at this address. |
| 1961 | 238 | Vacant | | |
| | 242 | Mrs. Waggoner's Tea Room | | Mrs. Lillian Waggoner – also lives at 242/ Treasures of Yesteryear located in rear. Mrs. Katherine Lavers proprietor |
| 1963 | 238 | Transient | | |
| | 242 | Mrs. Waggoner's Tea Room | Y | Also listed as residence of Donald Reed, proprietor of tea room. Treasures of Yesteryear Antiques in rear. Peggy Holloway proprietor |
| 1964 | 238 | Mrs. Pauline Rainio | | Ofc. Sec for Thunderbird Properties |
| | 242 | Mrs. Katherine J. Lavers | | Retired widow of Ernest G. Lavers |
| 1965 | 238 | Mrs. Pauline Rainio | | |
| | 242 | Mrs. Katherine Lavers | Y | Treasures of Yesteryear listed |
| 1967 | 238 | Ronald R. Mondhink | | Carpet layer |
| | 242 | Mrs. Lavers | Y | Treasures of Yesteryear (business does not have separate listing in directory) |
| 1968 | 238 | Ronald Mondhink | | |
| | 242 | Mrs. Lavers | Y | Treasures of Yesteryear |
| | | | | |
| 1975 | 6902 | Mrs. Lavers | | |
| | 6908 | Donald Stromberg | | |
| 1976 | 6902 | Mrs. Lavers | | |
| | 6908 | Donald Stromberg | | |

| | | | | |
|------|------|--|--|---|
| 1978 | 6902 | J.M. Houghton & Associates | | |
| | 6908 | David Francis | | |
| 1979 | 6902 | J.M Houghton & Associates | | John Meszars also listed at this address |
| | 6908 | C.M. Manca | | |
| 1981 | 6902 | J.M Houghton & Associates | | |
| | 6908 | | | No phone (NP), so only address shown. Phone could be unlisted |
| 1982 | 6902 | No listing | | |
| | 6908 | NP | | |
| 1983 | 6902 | Happy Hunting Ground | | A consignment shop |
| | 6908 | NP | | |
| 1984 | 6902 | Happy Hunting Ground | | |
| | 6908 | Carol Reed | | |
| 1986 | 6902 | Happy Hunting Ground | | |
| | 6908 | William H. Smith | | |
| 1987 | 6902 | Happy Hunting Ground | | |
| | 6908 | William H. Smith | | |
| 1988 | 6902 | Happy Hunting Ground | | |
| | 6908 | William H. Smith | | |
| 1989 | 6902 | Happy Hunting Ground | | |
| | 6908 | NP | | |
| 1990 | 6902 | Happy Hunting Ground | | |
| | 6908 | NP | | |
| 1991 | 6902 | Happy Hunting Ground | | |
| | 6908 | NP | | |
| 1992 | 6902 | Happy Hunting Ground | | |
| | 6908 | NP | | |
| 1992 | 6902 | Happy Hunting Ground | | |
| | 6908 | NP | | |
| 1993 | 6902 | Happy Hunting Ground | | |
| | 6908 | NP | | |
| 1994 | 6902 | Happy Hunting Ground | | |
| | 6908 | NP | | |
| 1995 | 6902 | Happy Hunting Ground | | |
| | 6908 | NP | | |
| 1996 | 6902 | Happy Hunting Ground | | |
| | 6908 | NP | | |
| 1997 | 6902 | Happy Hunting Ground | | |
| | 6908 | Stephen Whitmire | | |
| 1998 | 6902 | Happy Hunting Ground
J Noland Franz PC
Kent Lang, atty
David R. Baker, atty | | |

| | | | | |
|------|------|---|--|--|
| | | G L Lane, atty | | |
| | 6908 | NP | | |
| 1999 | 6902 | Happy Hunting Ground
J Noland Franz PC
David Baker, atty
G.L. Lane, atty | | |
| | 6908 | No listing | | |
| 2001 | 6902 | No listing | | |
| | 6908 | No listing | | |
| 2002 | 6902 | No listing | | |
| | 6908 | No listing | | |
| 2003 | 6902 | NP | | |
| | 6908 | NP | | |
| 2004 | 6902 | NP | | |
| | 6908 | NP | | |

6908 East 1st Avenue appears to always be residential. In contrast, 6902 East 1st Avenue has had some mixed use since at least 1960, and multiple tenants, which seems to explain the additions and various modifications on the north side of the house and facing 69th Street. It was known as The Teepee under the initial owner/proprietor.

NICKS' FAMILY OWNERSHIP AND USE OF BOTH PARCELS

In July 1982, the house at 6902 E 1st Avenue was acquired by Barbara and Jess Nicks, the parents of singer Stevie Nicks of rock group Fleetwood Mac. Local sources say that Stevie Nicks recorded her solo album *Street Angels* in this house. While these links do not relate to the historic development of Taylors Addition or establish any defensible historic association, it is an interesting connection of the site with a notable family that is tied to contemporary Scottsdale/Phoenix culture from the 1980s/1990s. The existing rear additions to the 6902 house, facing 69th Street became the location of the Nicks' consignment shop beginning about 1982.

Barbara Nicks' name was never listed in City Directories as a resident of either property. It is possible that the NP (no phone or unlisted number, per the directory) indicated an unlisted number for Barbara and her husband Jess, so they could have resided at 6902 East 1st Avenue. They could also have resided in the other property they owned next door at 6908 East 1st Avenue, or lived at a different location entirely. The Cole's city directories for this period do not provide as much information as older city directory versions and do not allow one to look up a person by name, which made verification of Nicks' occupancy difficult.



SILVER SPRING EMPORIUM

Stevie Nicks memorabilia is available at Silver Spring Emporium in Scottsdale.

Scottsdale store offers Stevie Nicks' memorabilia

People travel from as far away as Canada, Midwestern states and New York to peruse and purchase the memorabilia of rock and roll royalty Stevie Nicks.

But all Scottsdale residents need to do is drive across the street from the Hotel Valley Ho to a three-bedroom house built in the '80s.

The Silver Spring Emporium is owned by Nicks' mother, Barbara, and run by her cousin, Minette Nicks Lebrecht.

The cottage-like antique shop has a

long history in Scottsdale, although its grand reopening was just in November.

Nicks Lebrecht, a former bank manager and accountant, grew up with Nicks in Phoenix and her family later followed Stevie's family to California. Nicks Lebrecht returned to Arizona in the '80s.

— Sonja Haller
The Republic/azcentral.com

See **MEMORABILIA** Page 17



SILVER SPRING EMPORIUM

Silver Spring Emporium is open from 9 a.m. to 5 p.m. Tuesday through Saturday during the summer.

Arizona Republic 31 July 2010. The date of the construction of the property at 6902 East 1st Avenue is not accurate.



SILVER SPRING EMPORIUM

Silver Spring Emporium has Hummels for those who want to add to their collection.

MEMORABILIA

Continued from Page 16

SHOP'S HISTORY

The shop operated next door to where it is now 25 years ago. Barbara Nicks then moved the shop to Payson. It operated there for 11 years and then all of the items went into storage until eight months ago. The shop items have been collected by Barbara Nicks, who is 82, and living in Paradise Valley.

THE NAME

The store's name comes from a song Stevie Nicks wrote for the "Rumours" album, although the song was not included in the album. This caused a long-term rift between Stevie Nicks and Mick Fleetwood. The song did not reappear until the Reunion Tour in 1997. Stevie Nicks wrote the song about her relationship with band member Lindsey Buckingham. The song was to let him know he would hear her on the radio and never forget her.

INVENTORY

Dolls, glassware, military pins, furniture, jewelry and vintage clothing fill every inch of the store. The emporium also has a small, but prominently displayed, collection of memorabilia of Stevie Nicks and Fleetwood Mac.

ABOUT ANTIQUE SHOPPERS

About half the people who come to the shop are fans of Stevie Nicks, Nicks Lebrecht said. Others come looking for a specific item to add to their collection, such as a Hummel doll or china to complete a set. "I had no idea the number of people who had a specific item in mind and would come into the store looking only for that one item," Nicks Lebrecht said.

DETAILS

During the summer, the shop is open from 9 a.m. to 5 p.m. Tuesday through Saturday. It is at 6902 E. First Ave., Scottsdale. Find prices and the latest acquisitions at silverspringemporium.com and on Facebook fan page. E-mail the store at info@silverspringemporium.com or call 480-947-1627.

TRANSITIONING LAND USE

Review of the city directories highlight the gradual change of Taylors Addition from residential to commercial. This is not surprising, since the location of Taylors Addition was still on the fringe of Scottsdale until the late 1950s. The 1956 directory listed six residences on this east end of Indian School Road. The first commercial development on Indian School by 1958 was mixed-use- residential and commercial where owners or tenants lived at the back of the property.

The establishment and construction of the Hotel Valley Ho in 1957, entirely on the west side of Taylors Addition appears to have eclipsed the viability of Taylors Addition becoming residential. The Valley Ho extended the edge of downtown Scottsdale, beginning the transition of the area toward commercial uses that also appeared in the few houses located in Taylors Addition.

The north side of Main Street, the least developed portion of Taylors Addition, saw the addition of a new building by 1960 toward the west end, but it was a work/live space. There was one other live/work space on the east end of the block. First Avenue saw the first encroachment of commercial businesses in 1960 at what is now 6902 East 1st Avenue, with the introduction of the Tepee shop that would become Treasures of Yesteryear.



Arizona Republic, 25 April 1970: 69. El Dorado Lane is now 69th Street. This presumably is the back addition to 6902 East 1st Avenue

By 1963, of the six buildings along Indian School Road, three had commercial operations. Of the six on the north side of Main Street, three had commercial operations. Along 1st Avenue, the 19 buildings had four commercial operations, increasing to five by 1967.

By 1968, only one of the six buildings along Indian School Road appeared to have non-commercial status. By 1970, the entire south side of Indian School Road in Taylors Addition was entirely commercial and half of the structures were new buildings. None of the original buildings exist today.

By 1979, all but one of the buildings on the north side of Main had commercial operations. Lots 21 and 22 of Block 2 (along Main Street) remained vacant and were never developed until 1989, when an office/commercial building was erected.

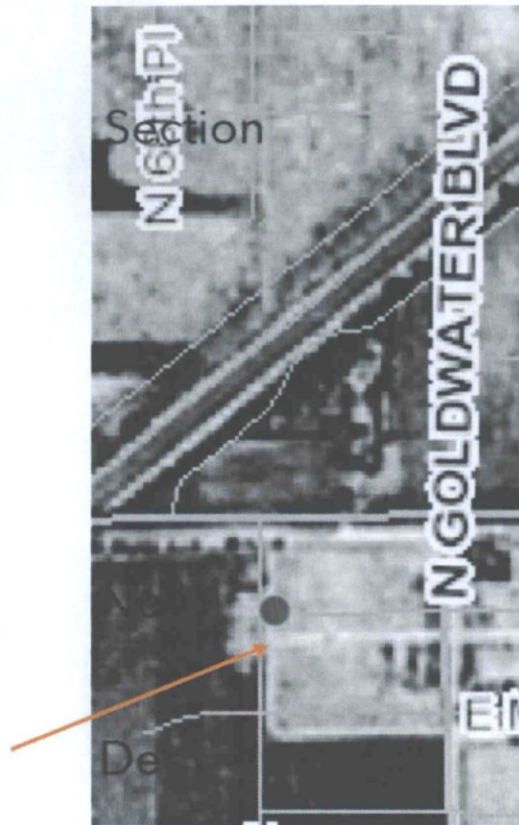
Today all buildings along Main Street are commercial. The Old Town Tortilla Factory at 6910 East Main may have the most original components (the rear building) of what began as a residential building, while the other surviving older buildings have had radical alterations to their original structure. Similar to Indian School Road, this north side of the street has five commercial sites built during the 1970s or even more recently spread over the 11 lots.

First Avenue is the only street that has consistently retained some residential dwellings. These are on the west end of the block (currently on the south side only), but with the construction of the Fleetwood project, First Avenue will once again have residential structures on the north side at the west end of the street. After the demolition of 6902 and 6908, the current apartment building at 6934 East 1st Avenue, now housing a commercial enterprise, will be the last original building remaining on the 6900 block of East 1st Avenue.

HISTORIC AERIALS OF PROPERTY AND SURROUNDING AREA

ACQUIRED FROM THE MARICOPA COUNTY FLOOD CONTROL DISTRICT

(web citation)



A few houses on the eastern portion of the subdivision along what is now 1st Avenue and primarily on the southern part of the street have been constructed in 1937. The dot by the arrow represents the corner of the subject properties.



In this 1949 aerial, the property at 6902 East 1st Avenue has been constructed (red arrow). The green arrow points to an auxiliary building. This could be the adobe structure which is still on the property. The house at 6908 East 1st Avenue has not been constructed yet. The four-unit apartments (small buildings) (blue arrow) may be the only other original housing to remain on Block 1.



The entire Taylors Addition in 1949. The arrow points to one of two residences which used the Orange Avenue address. Note the large barren area on the lower right. This is Lots 21 and 22 of Block 2. There is not much development along the east side of Block 1.



This 1969 aerial shows both residences at 6902 (red arrow) and 6908 (green arrow) East 1st Avenue plus the additions to the rear of the house at 6902 East 1st Avenue along North 69th Street. The auxiliary building in the previous picture still appears visible, but is now connected to the additions at least at the roof level. The corner of Indian School Road and 69th Street is by this time a commercial building. Lots 15 & 16 of Block 1 have been cleared of the earlier residences.



The east side of Block 1 is still vacant in this 1969 aerial and was apparently never developed. The southeast corner of Main (Block 2) is a surface parking lot.



The 1976 shows little change on the block other than Lot 15 now has a new building on it. Another commercial building is located on Indian School on the upper right corner of the picture.



Three major commercial buildings are now on Indian School Road with one hold out from its residential days in this 1976 aerial. The south edge of the photo shows that most of Main Street remained vacant, apparently until the current commercial infill and reuse that appears today in 2018.



In this 1979 aerial, the south side of 1st Avenue (Block 2 of Taylors Addition) has been cleared.



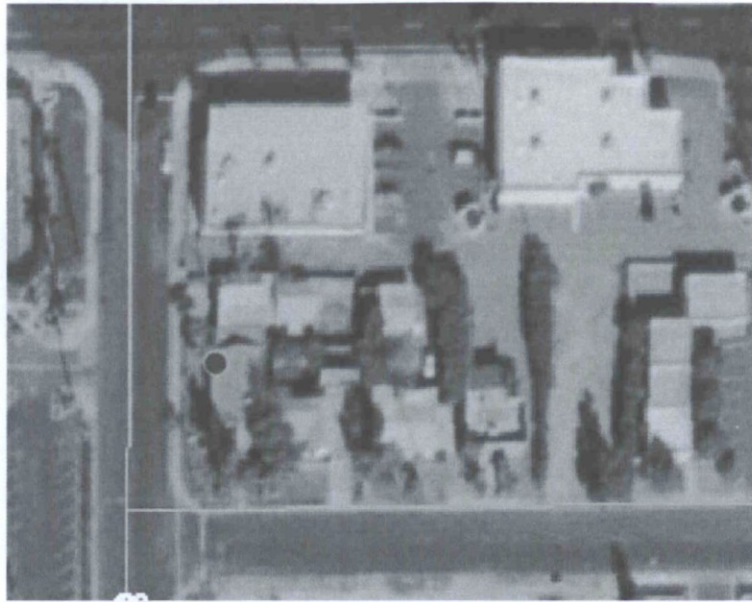
A commercial building was constructed on what appears to be Lot 22 of Block 1. Lots 6-11 of Block 2 have been cleared in this 1979 aerial.



Not much change is obvious in this 1986 aerial. Indian School has been cleared of the older residential buildings.



All of the north side of Block 2 except for Lots 1 and 2 has been cleared in this 1986 aerial. More area along the north side of 1st Avenue has been cleared mid-block.



Still very little change in this 1998 aerial.



This 1998 aerial shows changes on Indian School Road. A new commercial building in the middle of the block and the one on the east end has been removed. The commercial building on Lot 22 of Block 1 has been enlarged. The south side of 1st Avenue is undergoing change. The house on Lot 1 of Block 2 is gone and replaced by a commercial building and more office/commercial space has been constructed to its east (Lots 4-6).



This 2002 aerial still shows the area on the south side of East 1st Avenue to be vacant.



Three commercial operations are located along Indian School Road in this 2002 aerial. The five or so lots on the north side of 1st Avenue of Block 2 are still vacant. Five distinct businesses/buildings exist along Main Street.



A portion of the previously bare land on the south side of 1st Avenue has been built as shown in this 2006 aerial.



Lots 7 and 8 of Block 2 have a new building. Indian School remains stable with the three commercial buildings in this 2006 aerial.



A rather clear view of the roofline and additions to 6902 East 1st Avenue in this 2008 aerial.



Development has stabilized in Taylor's Addition except for the empty Lots 9-11 of Block 2.



This 2015 aerial shows the build out on the south side of East 1st Avenue and the removal of the residence previously seen on Lot 14 of Block 1.



The current status of Taylor's Addition, photo taken 2015.

CURRENT APPEARANCE AND DESCRIPTION OF SUBJECT PROPERTIES



Follet House, 6902 E. 1st Avenue

The ca. 1945 Follet House is a very simple gable roofed house with a central entrance on the south elevation. There are two rectangular windows flanking the entry. The façade is sheltered by a shed-roofed porch, supported on open steel piers with internal fretwork. The house is constructed of concrete block and the surface is now painted stucco. Typical of the mid-1940s, the house is slab-on-grade construction. The side elevations are simply detailed, with two symmetrically-placed rectangular windows. All of the windows are wood casements, set with a deep reveal due to the wall thickness.

The gable end is sheathed with simple clapboard siding. A wing was added to the rear of the house, perhaps ca. 1960 when the use changed. The addition to the house was further expanded into a clearly commercial structure which had display windows facing the street.



The side elevation of the addition is dominated by display windows related to its primary use as a commercial shop, appended to the house circa 1960.

ADOBE OUTBUILDING



East wall and portion of south wall, adobe outbuilding.

The outbuilding, age unknown, first appears clearly in the 1949 aerial photo. It sits on a concrete foundation, indicating it is 20th century construction, and is not a remnant of an earlier structure of prior homestead. The original use and function are unknown, although it is presumed to be a storage shed related to the initial use of the property. The adobe remains exposed, and it is in notably good condition. The building has a simple gable roof.



East wall of adobe outbuilding.



Front façade, Cavalliere House, facing East 1st Avenue

CAVALLIERE HOUSE- 6908 E. 1st Avenue

Constructed in 1952, the Cavalliere house is a simple frame structure, characterized by an intersecting, shallow-pitched gable roof over the main structure. Windows are steel casement, set flush with the frame walls. The wall surfaces are sheathed with simple wood clapboard. There is a simple frame addition extending to the east that is the backdrop of a newer gable roofed carport.



Entry porch and main entry located at west portion of house.

The main entrance sets on the recessed wing of the house, on the side of the large casement window that opens in to the living space. The entry is sheltered by a shallow shed roof, and there is a concrete slab porch.

ARCHITECTURAL DRAWINGS AND SITE PLAN

The following sheets prepared by **CCBG Architects** depict accurate drawings of the facades of the two houses, in tandem as they sit, facing south onto East First Avenue, and their placement and orientation on the site. The drawings and imagery was developed using a laser scanning device that measures dimensions and creates a digital image of the site.

Accompanying Drawings are:

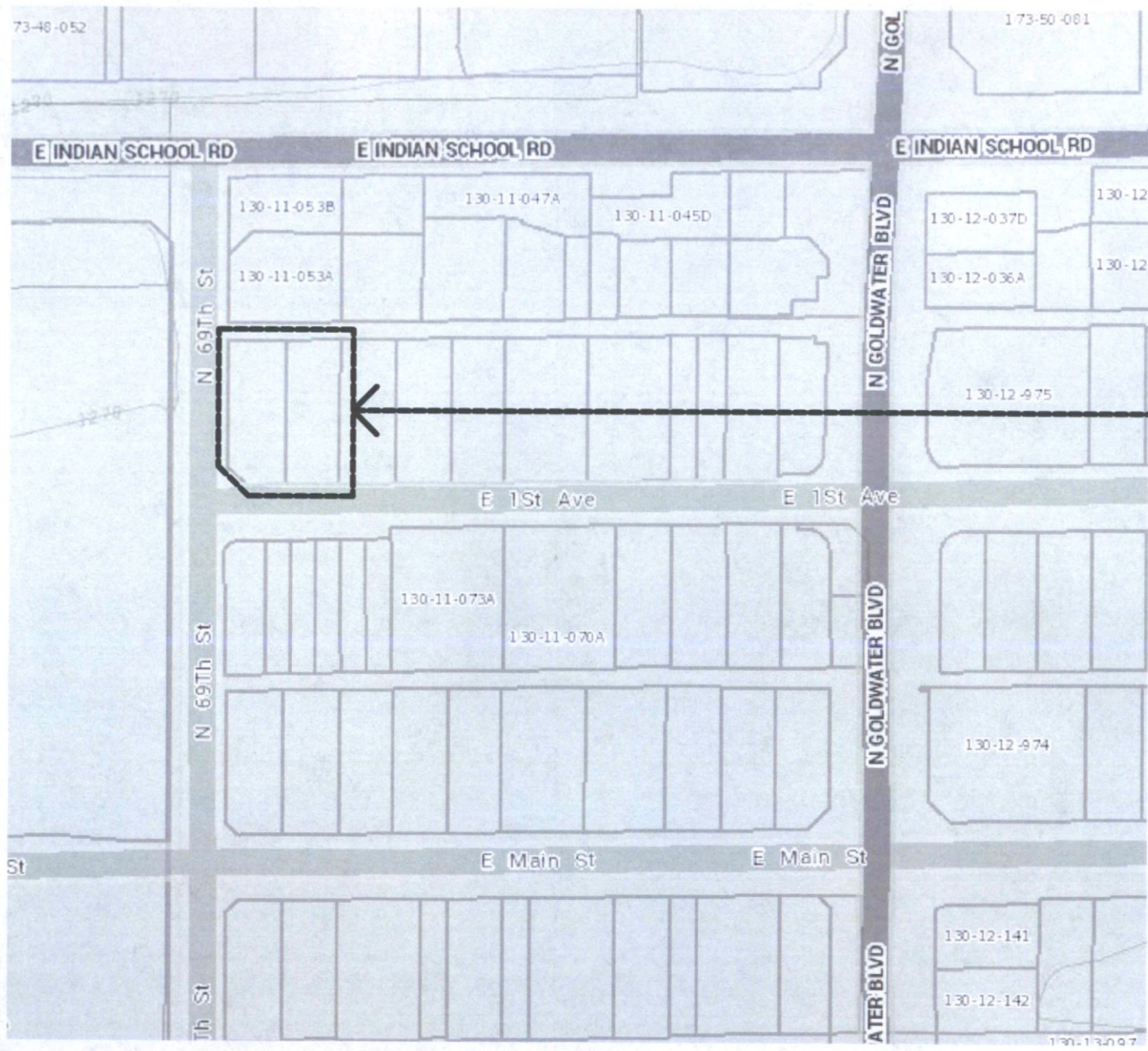
Sheet 1 - Project Location Map and Site Plan/Elevation Key

Sheet 2 – South and West Elevations of the Site

Sheet 3 – Colorized Images, South and West Elevations

Sheet 4 – Adobe Garage/Storage Shed, North, South and East Elevations

Sheet 5 – Colorized Image, Garage/Storage Shed, North, South and East Elevations



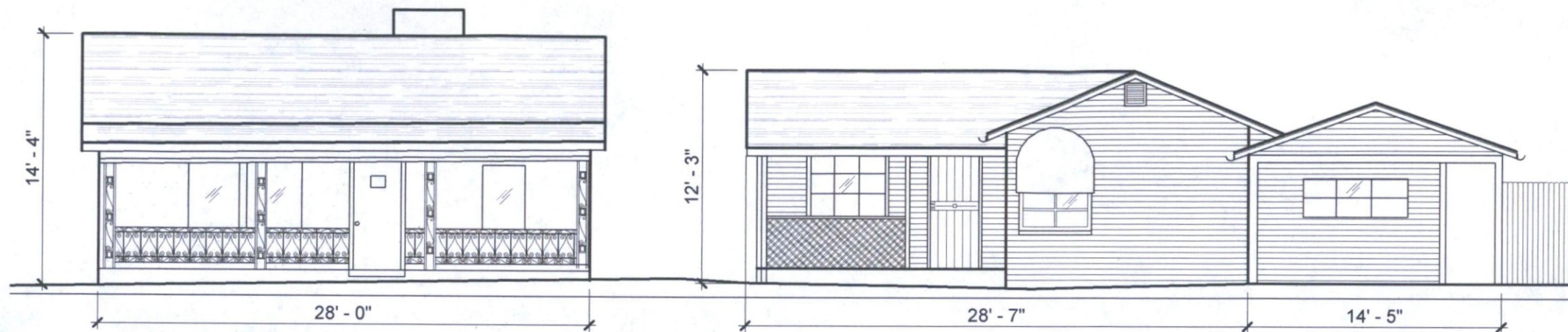
PROJECT LOCATION MAP



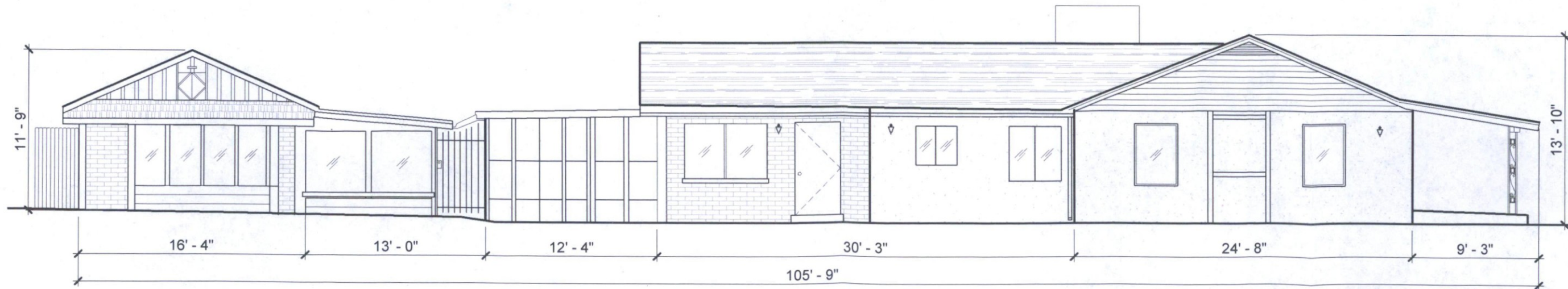
SITE PLAN - ELEVATION KEY

6902 and 6908 E 1ST AVE - SCOTTSDALE AZ

Brevort Preservation Strategies / Blueprint Capital Services, LLC



① SOUTH ELEVATION
1/8" = 1'-0"



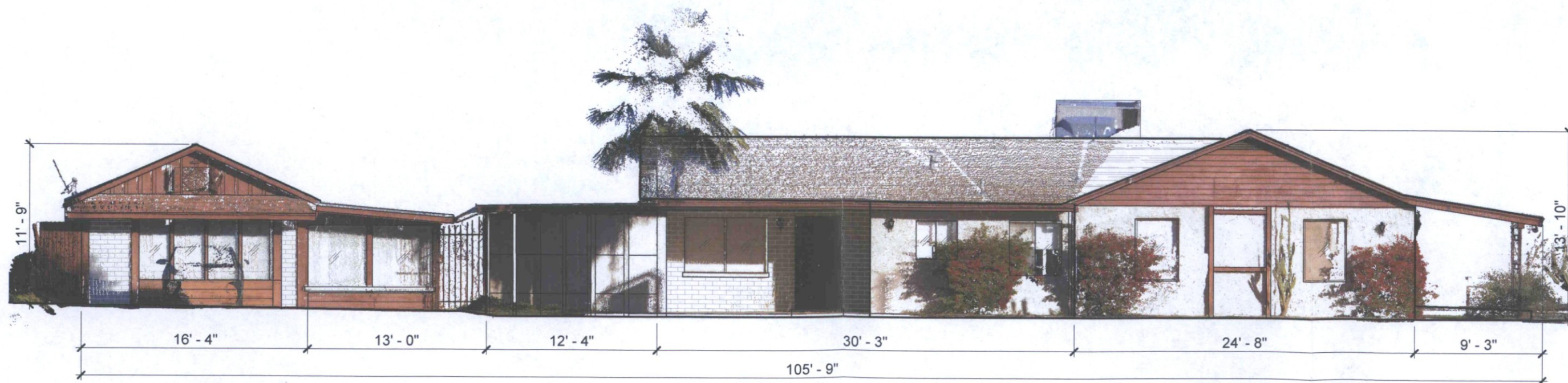
② WEST ELEVATION
1/8" = 1'-0"

6902 and 6908 E 1ST AVE - SCOTTSDALE AZ

Brevort Preservation Strategies / Blueprint Capital Services, LLC



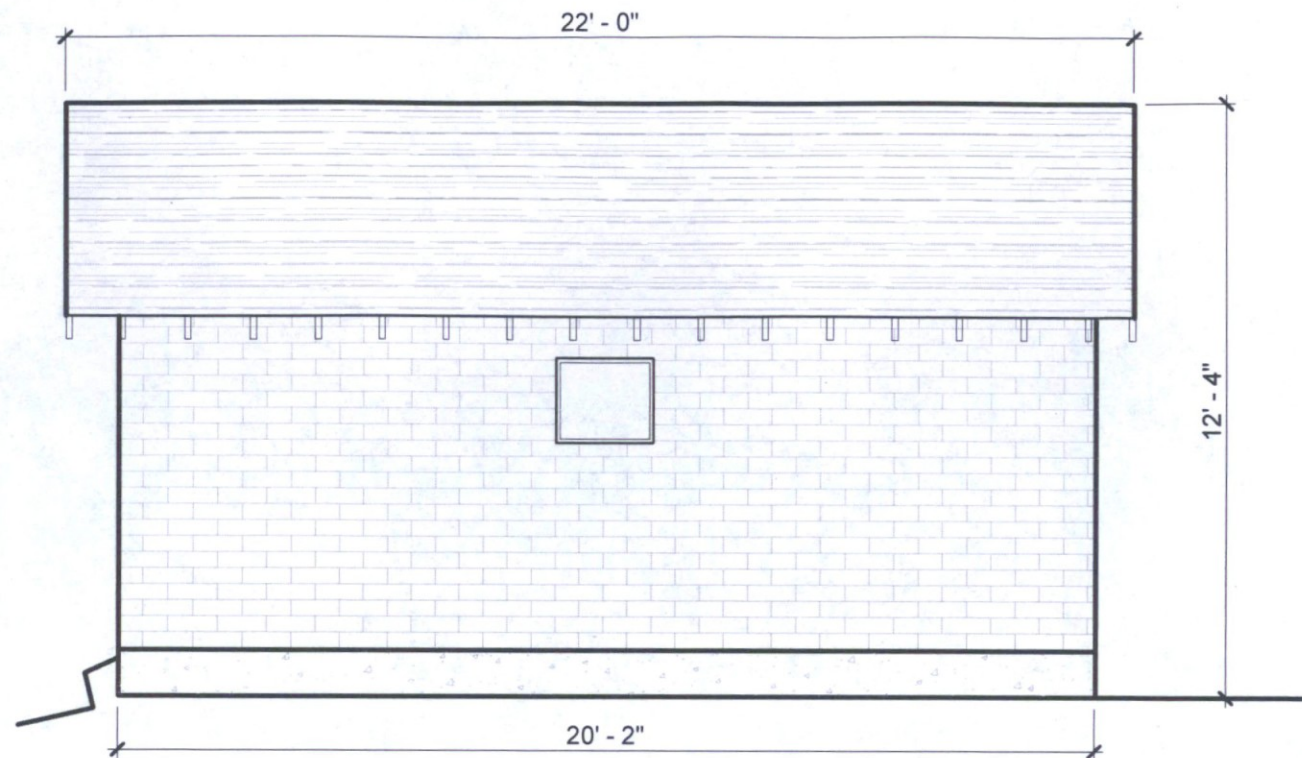
① SOUTH ELEVATION - SCAN ON
1/8" = 1'-0"



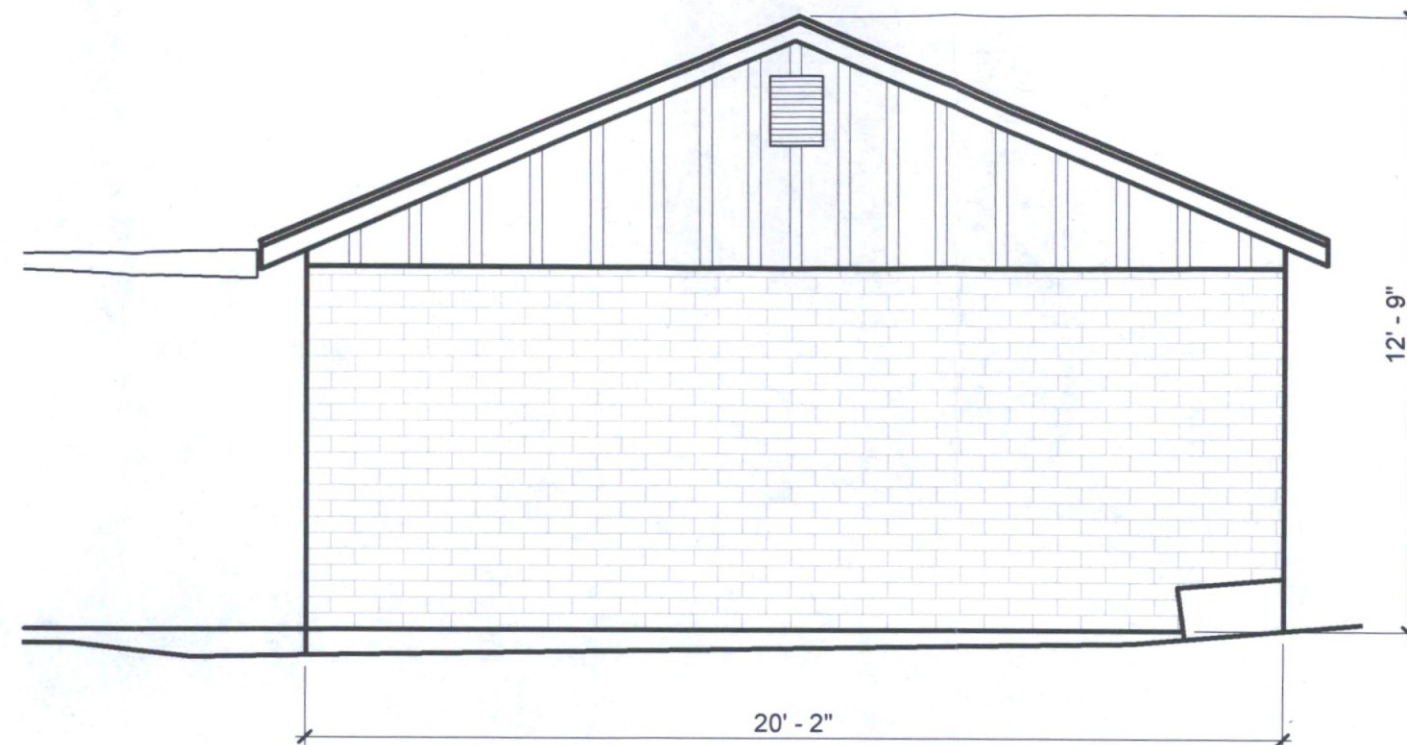
② WEST ELEVATION - SCAN ON
1/8" = 1'-0"

6902 and 6908 E 1ST AVE - SCOTTSDALE AZ

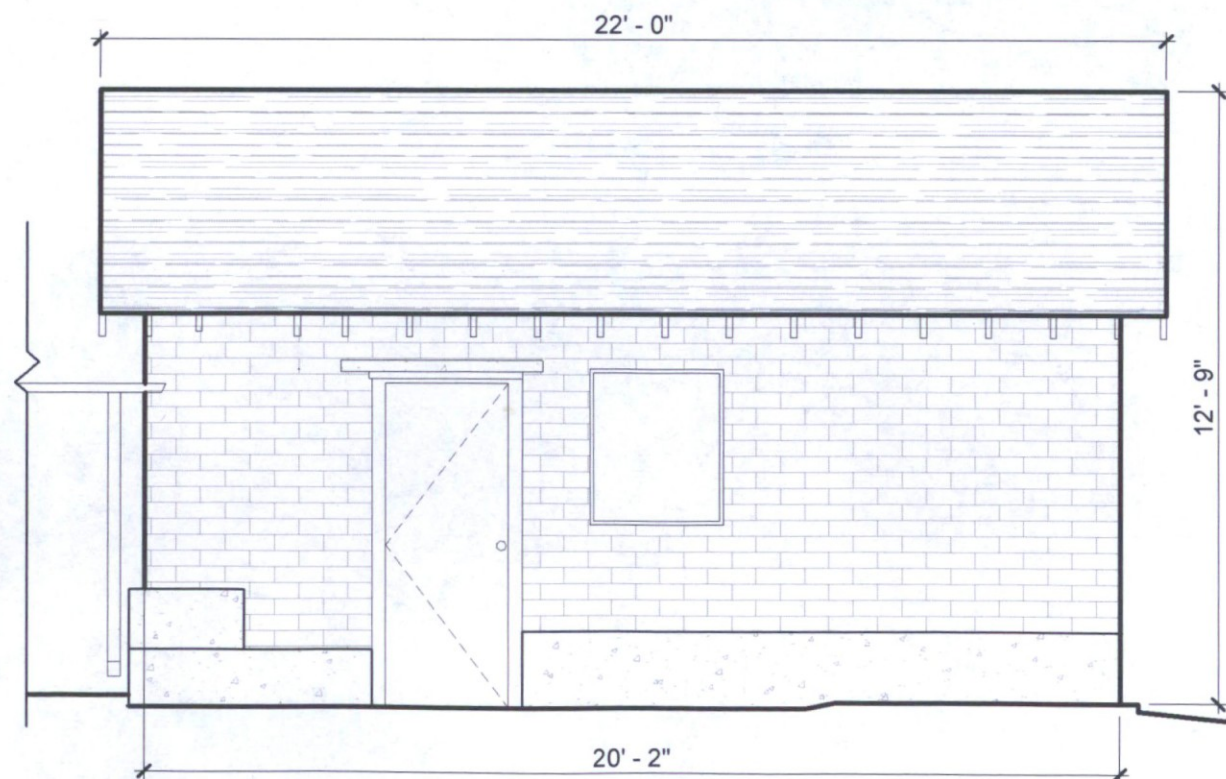
Brevort Preservation Strategies / Blueprint Capital Services, LLC



③ GARAGE - NORTH
1/4" = 1'-0"



④ GARAGE - EAST
1/4" = 1'-0"

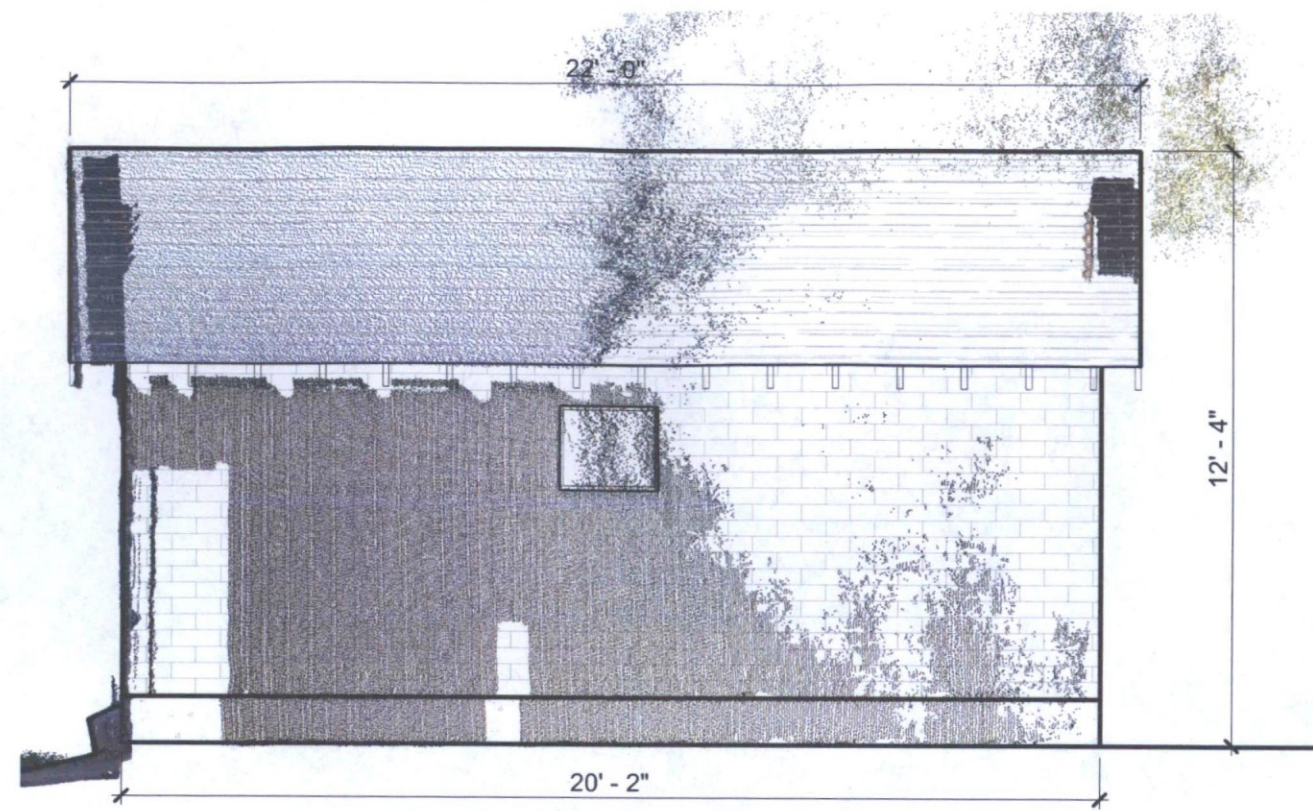


⑤ GARAGE - SOUTH
1/4" = 1'-0"

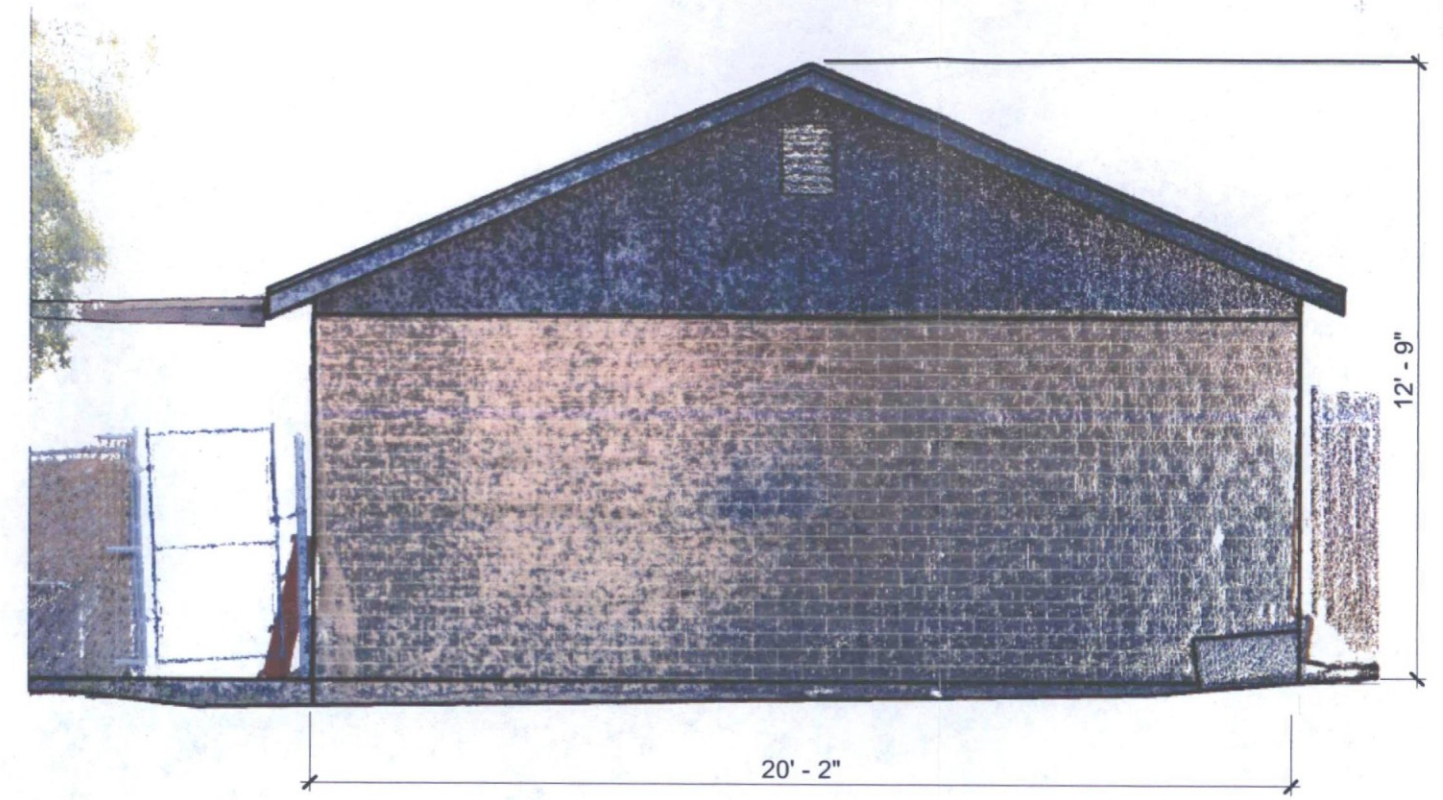
6902 and 6908 E 1ST AVE - SCOTTSDALE AZ

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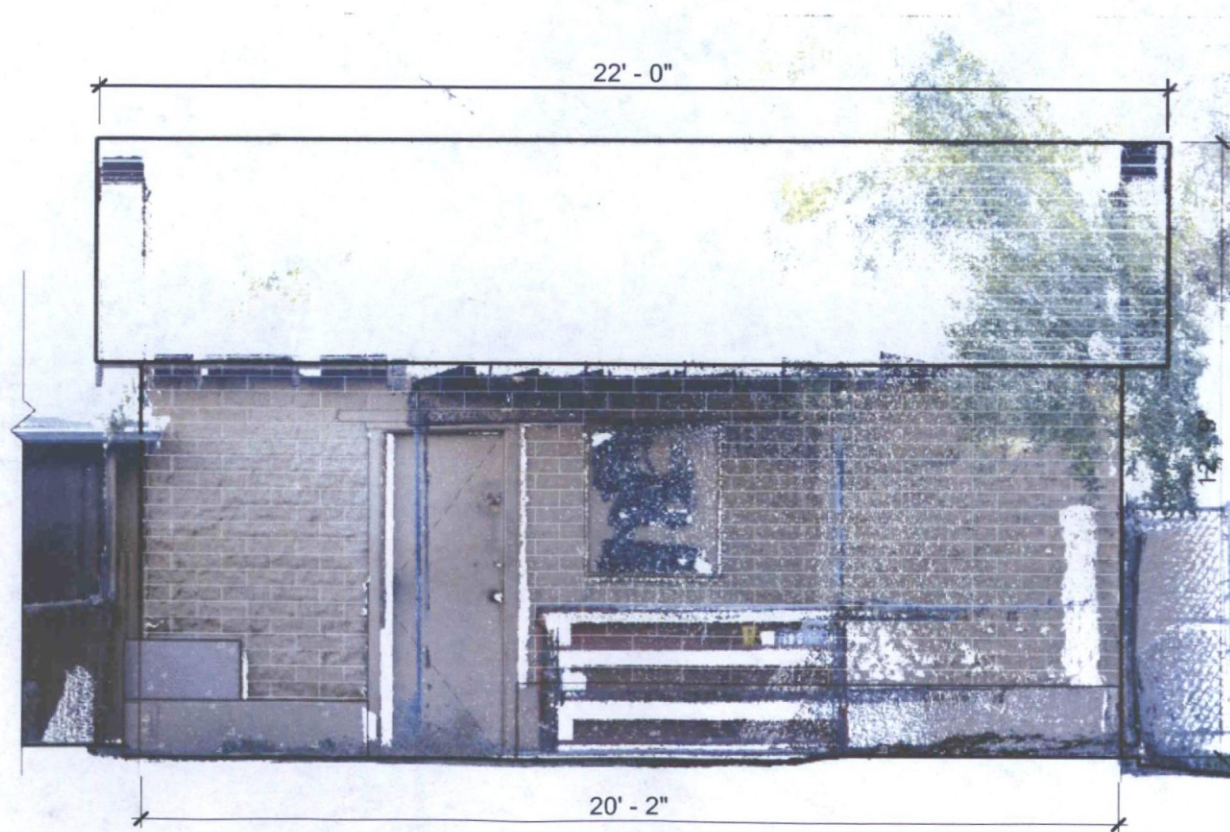
Date: 12-15-2018



③ GARAGE - NORTH - SCAN ON
1/4" = 1'-0"



④ GARAGE - EAST - SCAN ON
1/4" = 1'-0"



⑤ GARAGE - SOUTH - SCAN ON
1/4" = 1'-0"

6902 and 6908 E 1ST AVE - SCOTTSDALE AZ

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